

Chapter 15A-07 - USES IN RESIDENTIAL DISTRICTS

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Chapter 15A-07 - LAND USES IN RESIDENTIAL DISTRICTS

15A-07-01 Purpose and Applicability

A. **Purpose.** The residential districts are designed to create neighborhoods ranging in densities from very low to moderately high. The differences in these densities and regulations are intended to support the varying lifestyles of the City's residents. The zoning districts provide for a range of residential habitation including rural agricultural, single-family, multi-family, manufactured home, and combinations thereof. It also provides home occupations, schools, parks, and public services necessary for neighborhood living.

B. **Applicability.** Residential zoning districts fall under four categories:

1. Single Family Residential (SFR)

R-1-6	R-1-7.5(HS)	R-1-8(INF)
R-1-8	R-1-9	R-1-10
R-1-12	R-1-15	R-1-20
R-1-30	R-1-40	SD(R)3.75
SD(Magna)(4.25)	SD(Magna)(3.75)	SD(R-1-8)(11800 S)
SD(R-1-10)(Hegessey)	SD(R-1-10)(Thomas)	SD (R2.0)
SD(R3.25)(Keller)	SD(PO/R)(Library)	SD(R-2-A)(Fluckiger)
SD(R-1-7)	SD(R-1-8)	SD(R-1-15)(Scandia)
SD(Smart Dairy)(R-1-7)	PUD - for single family	SD(R-1-9)

2. Two-Family Residential (TFR)

R-2-8	R-2-10	
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3. Manufactured Home (MH)

MH		
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4. Multi-Family Residential (MFR)

PUD - for multi-family	RM - for multi-family	SD(Magna/PUD)
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- C. **Applicability of Other Code Chapters.** Uses permitted under this Chapter shall conform to the development standards provided elsewhere in this Code and to the application procedures for development as applicable. Uses shall also conform to any overlay district requirements that are applicable. Uses permitted as a conditional use shall comply with the requirements for Conditional Use Permits.

15A-07-02 Permitted Land Use Matrix by the Residential Districts

- A. **Matrix Explanation.** The matrix below lists all permitted uses within Sandy City residential, civic or open space zones. The letters "P", "C", "S" or "N" shall mean "Permitted", "Conditional", "Special Use", or "Not Permitted" respectively. Refer to Special Use Standards within the Title for all land uses allowed with an "S". For those letters that are followed by a slash "/", the second letter shall indicate those location restrictions for businesses located within 250 feet of a residential district (unless bisected by a major arterial road as determined by the Sandy City Transportation Engineer in the Transportation Element of the Sandy City General Plan).

For those land uses marked with a superscript number (¹), refer to sub-section C following the table for explanation.

B. Table of Uses

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8INF	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8	RM	MH	PUD
Accessory Apartments	C	C	C	C	C	C	C	C	C	C	C	C ¹	C ¹	N	N	C ¹ /N
Accessory Structure (unless otherwise specified)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P
Alcohol or Tobacco Specialty Store	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Club (Dining) Liquor License	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Club (Equity) Liquor License	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Club (Fraternal) Liquor License	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8INF	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8	RM	MH	PUD
Alcoholic Beverage Club (Social) Liquor License	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Hotel License	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Manufacturing License	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Off-Premise Beer Retailer License	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage On-Premise Banquet and Catering License	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage On-Premise Beer Tavern License	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage On-Premise Recreational Beer Retailer License	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Package Agency	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Reception Center License	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Resort License	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Beer - Only License	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Restaurant Full Service License	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Restaurant Limited License	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Single Event Permits	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴
Alcoholic Beverage State Liquor Store	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Temporary Beer Permits	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴
All-Terrain Vehicles (ATV) Sales and Service	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alternative Healing and Energy Healing Business	N ¹³	N ¹³	N ¹³	N ¹³	N ¹³	N ¹³	N ¹³	N ¹³	N ¹³	N ¹³	N ¹³	N ¹³	N ¹³	N ¹³	N ¹³	N ¹³
Alzheimer's Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Ambulatory Surgical Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Ancillary Commercial as part of a mixed-use building	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Animal Hospital, Veterinary Office	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Animal Kennel, Commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8INF	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8	RM	MH	PUD
Animals (Household Pets or Farm)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Aquarium	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Arcade	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Art Gallery	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Assisted Living Facility - Large Capacity (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Assisted Living Facility - Limited Capacity (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Auto, Light Trucks, RV Dealerships (new) - Sales and Service Agencies	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Auto, Light Trucks, RV Dealerships (used) - Sales and Service Agencies	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Auto, Light Trucks, RV, Rental and Leasing Agencies	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Automotive Self-Service Station	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Automotive Service and Repair - Major	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Automotive Service and Repair - Minor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Automotive Service Station	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Automotive Service Station, Non-mechanical	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Auto, Truck, RV, Equipment Storage	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Bed and Breakfast Facility	C	C	C	C	C	C	C	C	C	C	N	N	N	C	N	C
Birthing Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Boarding House	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Botanical Gardens	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Business or Financial Services	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	C ²	N ²	N ²
Car Wash	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Cemetery, Columbarium, Mausoleum	C	C	C	C	C	C	C	C	C	C	C	N	N	N	N	N
Commercial, Heavy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Commercial, Parking	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8INF	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8	RM	MH	PUD
Commercial Repair Services	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Commercial Retail Sales and Services	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Commercial, Specialty	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Commercial uses of a complimentary nature which are shown to be compatible and necessary for the development project in a residential PUD project	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Community Center	N	N	N	N	N	N	N	N	N	C ¹²	N	N	N	N	N	N
Community Correctional Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Comprehensive Mental Health Treatment	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Congregate Care Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Correctional Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Crematory, Embalming Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Dance Hall	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Day Care, Adult	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Day Care, Child	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Day Care, Elderly	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Day Care, Group	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Drive-Up Window (non-food), Banks, ATM's, Dry Cleaners, Pharmacy, etc.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, Duplex	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	C
Dwelling, Earth Sheltered	S	S	S	S	S	S	S	S	S	S	S	S	S	S	N	S
Dwelling, Group Planned	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	C
Dwelling, Multiple Unit	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C
Dwelling, Single Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Earth Station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Educational Facility with Housing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Equestrian Facilities	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N
Equipment Sales and Services	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Exposition/Convention Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Extended Living Areas	S	S	S	S	S	S	S	S	S	S	S	N	N	N	N	S ³ /N
Fraternity or Sorority House	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Garage Sales (residential)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8INF	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8	RM	MH	PUD
Guest House	S	S	S	N	N	N	N	N	N	N	N	N	N	N	N	S ⁴ /N
Half-Pipe Ramps	C	C	C	C	C	C	C	C	C	C	C	N	N	N	N	C
Home Health Agency	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Homeless Shelter	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Home Occupation, Category I	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Home Occupation Category II	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Hospice	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Hotel	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Industry, Heavy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Industry, Light	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Industry, Medium	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Jail	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Juvenile Detention Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Juvenile Secure Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Library	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Manufactured Homes	S	S	S	S	S	S	S	S	S	S	S	S	S	N	P	S ³ /N
Manufactured/Mobile Home Park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C
Medical and Health Care Offices	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Mixed Use Development	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mobile Homes	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Model Home	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Modular Home	S	S	S	S	S	S	S	S	S	S	S	S	S	N	P	S ³ /N
Mortuary, Funeral Home	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Motel	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Multi-Family, 8 U/A	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Non-Depository Institutions	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Nursing Care Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Nursing Home, Convalescent Home, and Rest Home (<i>must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage</i>)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Park and Ride Facilities	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸
Parking, Structure/Terrace	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Parking, Underground	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8INF	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8	RM	MH	PUD
Parks, Public and Private	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Pawn Shop	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Permanent Make-Up	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Planned Unit Development	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C
Plant Nursery	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Prison	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Professional Offices	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Protective Housing Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Public Plaza	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Public Service	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶
Public Utility Station	C ¹¹	C ¹¹	C ¹¹	C ¹¹	C ¹¹	C ¹¹	C ¹¹	C ¹¹	C ¹¹	C ¹¹	C ¹¹	C ¹¹	C ¹¹	C ¹¹	C ¹¹	C ¹¹
Recreation Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Recreation, Indoor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Recreation, Outdoor	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Recycling Materials Collection/Drop-Off Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Rehabilitation/Treatment Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Religious or Cultural Activity	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Research and Development Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Facility for Elderly Persons <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential Facility for Persons with a Disability <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential Health Care Facility, Residential Care Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Lease, Short Term	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Restaurant	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Restaurant, Drive-up Window	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Satellite Dish (Ground/roof mount)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
School, Charter	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
School, Commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8INF	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8	RM	MH	PUD
School, Commercial (Low-Impact)	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N	N ⁹
School, Private or Quasi-Public	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹
School, Public	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Secondhand Merchandise Dealer	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Sexually Oriented Business, (escort agencies, outcall service agencies and semi-nude dancing agencies)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Sheltered Workshop	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Skatepark	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Small Health Care Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Social Detoxification Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Social or Reception Center, Fraternal Organizations	C ¹⁰	C ¹⁰	C ¹⁰	N	N	N	N	N	N	N	N	N	N	N	N	N
Solar Equipment	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Solid Waste Conversion Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Stadium	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Storage (Mini-Storage) Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Street Vendors	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Tattoo Parlor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Theater	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Trade or Vocational School	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Transitional Care Development	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Transitional Housing Facility (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Twin Home	N	N	N	N	N	N	N	N	N	N	N	P	P	C	N	C
Warehouse, Wholesale	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Waste Transfer Station	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Wind Energy Conversion System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Wireless Telecommunication Facility	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷
Zero Lot Line Development	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	
Zoological Gardens	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

(Ord 09-10, Amended 4-24-2009 - Ord 09-35, Amended 12-7-2009 - Ord 10-24, Amended 7-12-2010, Ord 10-32, Amended 9-2-2010, Ord 13-13, Amended 6-5-2013, Ord 13-19, Amended 8-15-2013, Ord 13-22, Amended 10-4-2013, Ord 15-05, Amended 3-23-2015, Ord 15-25, Amended 7-21-2015, (Ord 16-13, Amended 3-23-2016, Ord 16-35, Amended 10-20-2016, Ord 17-09, Amended 3-9-2017)

C. Explanatory Notes for Land Use Matrix.

1. Permitted as a conditional use only within detached single family developments.
2. This land use may be allowed only as a home occupation subject to the Home Occupations Standards and Qualifications. (Ord 09-35, Amended 12-7-2009)
3. Permitted as a special use only within detached single family developments.
4. Permitted as a special use only within detached single family development with a minimum lot size of 20,000 square feet or larger.
5. Reviewed as a special exception by the Director.
6. Public Service uses with maintenance facilities shall not be allowed in residential districts.
7. Must follow Sandy City Business License Regulations. (Ord 13-13, Amended 6-5-2013)
8. Park and Ride Facilities shall be developed according to commercial standards relating to landscaping, screening, at boundaries of residential districts, parking standards, and signs. All site plans shall be reviewed by the Planning Commission. Minimum building setbacks shall be as follows: Front - 39 feet from back of curb from all property lines adjacent to public rights of way; Side - 10 feet from all side property lines; Rear - 20 feet from all property lines; Adjacent to residential developments - 30 feet from all residential property lines. (Ord 09-10, Amended 4-24-2009)
9. May be allowed as a Home Occupation subject to the Home Occupation Standards and Qualifications. A Conditional Use Permit would be required if a Commercial School, Low Impact complies with the regulations established for such use. (Ord 09-35, Amended 12-7-2009)
10. Any Social or Reception Center built within a residential zone must be on a lot with at least 20,000 square feet and be accessed via a designated minor arterial road. Social or Reception Centers shall be developed according to commercial standards relating to landscaping, parking standards, and signs. All site plans shall be reviewed by the Planning Commission. (Ord 10-24, Amended 7-12-2010)
11. The requirements of this title as to minimum lot area, minimum setbacks, fence height, and landscaping shall be determined by the Planning Commission for a public utility station during a conditional use and site plan review. The Planning Commission shall not amend the requirements of the underlying zone unless the evidence presented is such as to establish that the amendment will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. (Ord 10-32, Amended 9-2-2010)
12. The requirements of this title as to minimum lot area, minimum setbacks, fence height, and landscaping shall be determined by the Planning Commission for a community center during a

conditional use and site plan review. (Ord 13-22, Added 10-4-2013)

13. An Alternative Healing and Energy Healing business must meet the following:
 - a. All Home Occupation Standards and Qualifications.
 - b. Hours of operation shall be between 7:00 am and 10:00 pm.
 - c. Neither clients nor practitioner shall appear on the premises in a state of nudity or semi-nudity, as defined in Title 12, Chapter 2, Sexually Oriented Business and Employee Licensing Ordinance, of the Sandy City Ordinances.
 - d. The premises shall not be used for any conduct that violates section 58-47b-501 of the Utah Massage Therapy Practice Act (2013) or sexual conduct that violates Title 76 of the Utah Criminal Code. (Ord 16-13, Added 3-23-2016)
14. Allowed only when associated with a church that is conducting a civic or community enterprise or convention. (Ord 17-09, Added 3-9-2017)